

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, JUNE 2, 2015
AT 2:00 P.M.
SOL SIEGLER MULTI-PURPOSE ROOM
5581 WEST OAKLAND PARK BLVD.
LAUDERHILL, FLORIDA 33313**

*I hereby certify that this
is a true and correct copy
of the minutes of the
June 2, 2015 meeting of
the Development Review
Committee.*

*Earl R. Hahn
Chairperson*

MINUTES

I. CALL TO ORDER

Mr. Hahn called the meeting to order at approximately 2:00 P.M.

II. ROLL CALL

MEMBER	PRESENT	ABSENT
Earl R. Hahn, City Planner	X	
Steve Tawes, Associate Planner, Chair	X	
Molly Howson, Planning Analyst	X	
Insp. Hone, Fire Dept.	X	
Officer Marto , Police Department	X*	
Randy Youse, Building		X
J Martin Cala, DEES	X	
Elijah Wooten, Economic Development	X	

*arrived 2:02P.M.

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION:

MOTION by Mr. Hahn

To accept and file proof of publication.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: March 17, April 7 & May 5, 2015

MOTION by Mr. Hahn

To approve the minutes of 3/17/15, 4/7/15 and 5/5/15.

SECOND by Mr. Wooten.

The motion passed unanimously by voice vote.

V. WRITTEN COMMENTS:

MOTION by Mr. Hahn

To accept and file written comments.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. DEVELOPMENT APPLICATIONS:

1. 15-MR-004 Phil Smith Chevrolet

Submission of a Site Plan Modification application by Jeffrey L. Peal, Stiles Architectural Group, on behalf of the owner, Lauderhill Auto Investors I, LLC DBA Phil Smith Chevrolet for reconfiguration of the parking at the South West corner of the property, construction of a screen wall with sliding gate, and the addition of a 1,080 square feet canopy on a 12.01± acre site in the general Commercial (CG) zoning district, legally described as Tract A and Tract B, Edward J. Morse Tract, according to the plat

thereof as recorded in Plat Book 66, Page 44 of the public records of Broward County, together with a portion of Tract A, Industrial 100 Unit One, according to the plat thereof, as recorded in Plat Book 85, page 3 of the public records of Broward County, together with a portion of tracts C and D, Industrial 100 Unit Two, according to the plat thereof, as recorded in Plat Book 85, Page 2 of the public records of Broward County and more commonly described as the Phil Smith Chevrolet property at 1640 NW 40th Avenue, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Peal and Mr. Kubinsky represented the applicant. Mr. Peal said that he had received the comments.

Mr. Peal discussed the comments regarding the awning. He said that it was a canvas awning which would be removed during a weather event. He explained that the purpose of the awning was to protect employees and merchandise from rain and sun during loading and unloading.

Mr. Hahn said that they should note this on the plans.

Mr. Tawes discussed the landscaping; he asked that it be quantified in table form on the plans.

Mr. Hahn discussed the 30 % landscape requirement but said that this issue could be deferred to that time when the lighting plan is submitted.

Mr. Peal responded to Mr. Cala's comment about the easement and said that the canopy was not in the five foot easement. He discussed the location of the handicap parking spaces. He stated that this was an existing condition, that they had always been located there. All the Applicant did was make them more accessible.

Mr. Tawes reiterated that this was FDOT's comment and that the Applicant would have to coordinate with them. He also requested a detail on the plans for the chain link fence. He asked if there were any other comments, hearing none, he called for a motion and opened and closed the discussion to the Public.

MOTION by Mr. Hahn

To approve 15-MR-004 subject to conditions.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

2. 15-MR-003 Stone Systems of South Florida

Submission of a Site Plan Modification application by Christian A. Garza, , on behalf of the owner, C & C Terra Holdings, LP for a 4024 square feet building expansion along with a covered loading area and the addition of an outdoor mechanical pad on a 2.69± net acre site in the Light Industrial (IL) zoning district, legally described as a portion of Tract "E" of Industrial 100 Unit Two, according to the plat thereof recorded in Plat Book 85, Page 2 of the public records of Broward County, Florida, more commonly described as 3501 NW 16th Street, Lauderhill, Florida.

Mr. Tawes read the title and confirmed that the Applicant had received the comments.

Mr. Glen Hanks represented the Applicant.

The Committee discussed the comments with Mr. Hanks:

Applicant will provide current survey at resubmittal.

Tree removal permit and landscape plan is required.

Put note on plans that addition will match in existing in character and color.

Identify what the mechanical equipment is and demonstrate that they are screened.

The canopy is a transition area.

Applicant should address the unpermitted fence. A minimum 24 feet wide gate, can be rolled, mechanized but a Knox lock would be required.

Applicant will provide lighting plan and cut sheets for equipment.

Mr. Hanks discussed the storm water management plan with **Mr. Cala** and the Committee. It should be complied with Broward County.

Mr. Tawes opened and closed the discussion to the Public and called for a motion.

MOTION by Mr. Cala

To deny without prejudice provided that the Applicant resubmits within 45 days

SECOND by Mr. Hahn .

The motion passed unanimously by voice vote.

3. 15-PL-001 Cricket Club Preliminary Boundary Plat

A preliminary boundary plat application filed by the Applicant, McLaughlin Engineering Company, on behalf of the Owner, Cricket Club Lauderhill, LLC for 175 townhouse units on a 10.387± net and 11.81 gross acres unplatted site zoned Residential Townhouse at 15 dwelling units per gross acre (RT-15) district and legally described as a portion of the South 68.12 feet of the North one-half (N ½) of the Southeast one-quarter (SE ¼) of Section 36, Township 49 South, Range 41 East; Portions of Lots 1 and 2, Block 1, Lots 1 through 11 inclusive, Block 10, and portions of Georgia Street and Miami Avenue, "LAUDERDALE ESTATES", according to the Plat thereof, as recorded in Plat Book 15, Page 43, of the public records of Broward County, Florida, together with a portion of "A REVISED PLAT OF A PART OF LAUDERDALE ESTATES", according to the Plat thereof, as recorded in Plat Book 32, Page 33 of said public records, together with Lots 7 through 17 inclusive, Block 26 and Northwest 41st Way, "FLAIR SUBDIVISION NO. 3", according to the Plat thereof, as recorded in Plat Book 51, Page 39. Of said public records, and more commonly known as the former McArthur Dairy site in Lauderhill, Florida.

Mr. Tawes read the title.

Mr. McLaughlin represented the Applicant.

Mr. Hahn noted that easements had been vacated.

Mr. Cala said that there were still utility lines on the site.

Mr. McLaughlin said that additional easements could be dealt with through the site plan process.

Mr. Tawes asked if there were any other comments. Hearing none he called for a motion and opened and closed the discussion to the Public.

MOTION by Mr. Hahn

To approve 15-PL-001 with conditions.

SECOND by Mr. Wooten.

The motion passed unanimously by voice vote.

B. COMMUNITY APPEARANCE COMMITTEE APPLICATIONS: NONE

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 3:00 P.M.